

214 FORT COLLIER ROAD

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Buligo

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SUITE 1 - WAREHOUSE FOR LEASE

- 5,535 SF (800 SF Office)
- Loading Docks: 1
- Drive Ins: 1
- Asking Rate: \$8.25 PSF NNN
- Parking: 1.65/1,000
- Available April 1, 2026

SPACE SPECS



ZONING:
M1 (LIGHT INDUSTRIAL)



CLEAR HEIGHT:
15 FT



COLUMN SPACING:
50 FT x 30 FT



LOADING DOCK:
1



DRIVE IN:
1

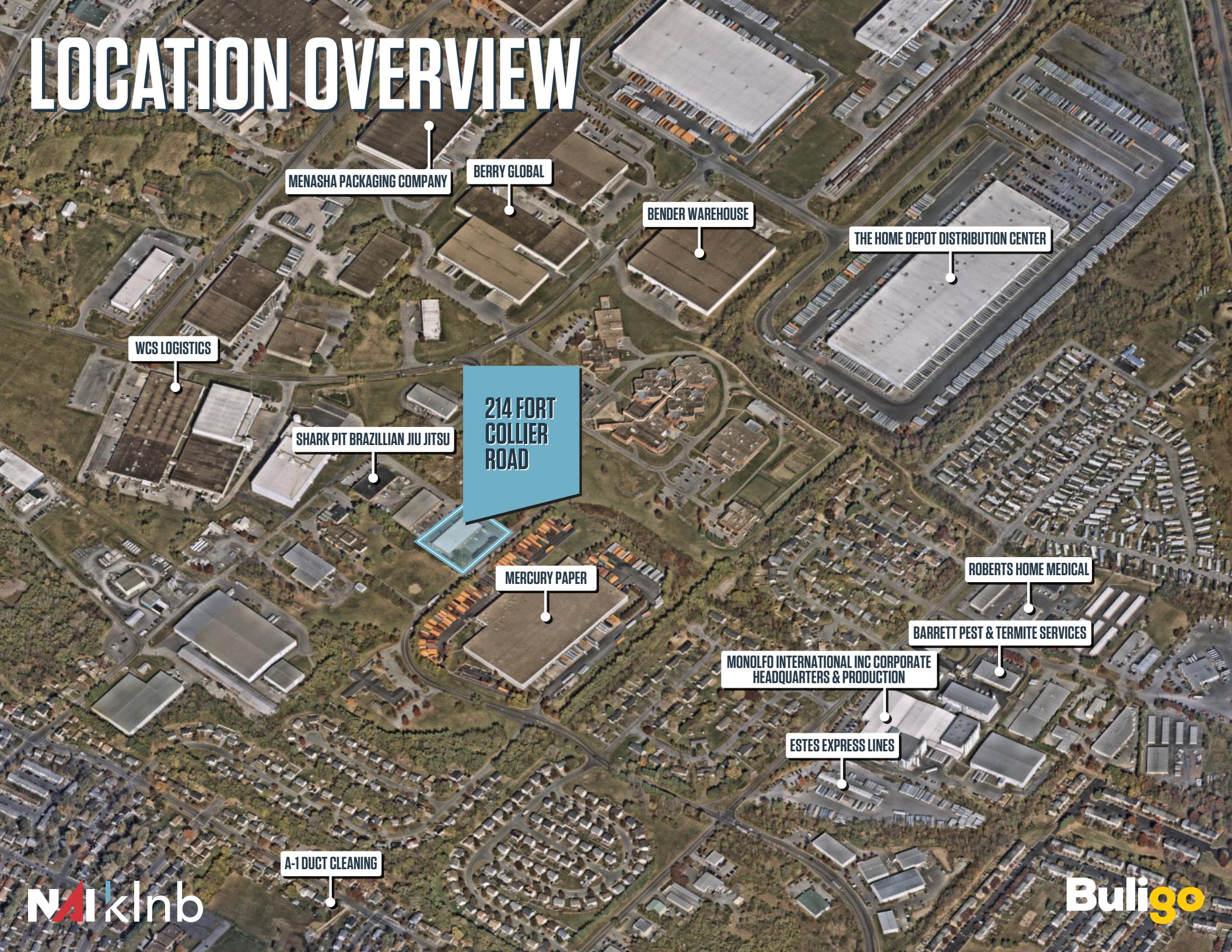
LEASED

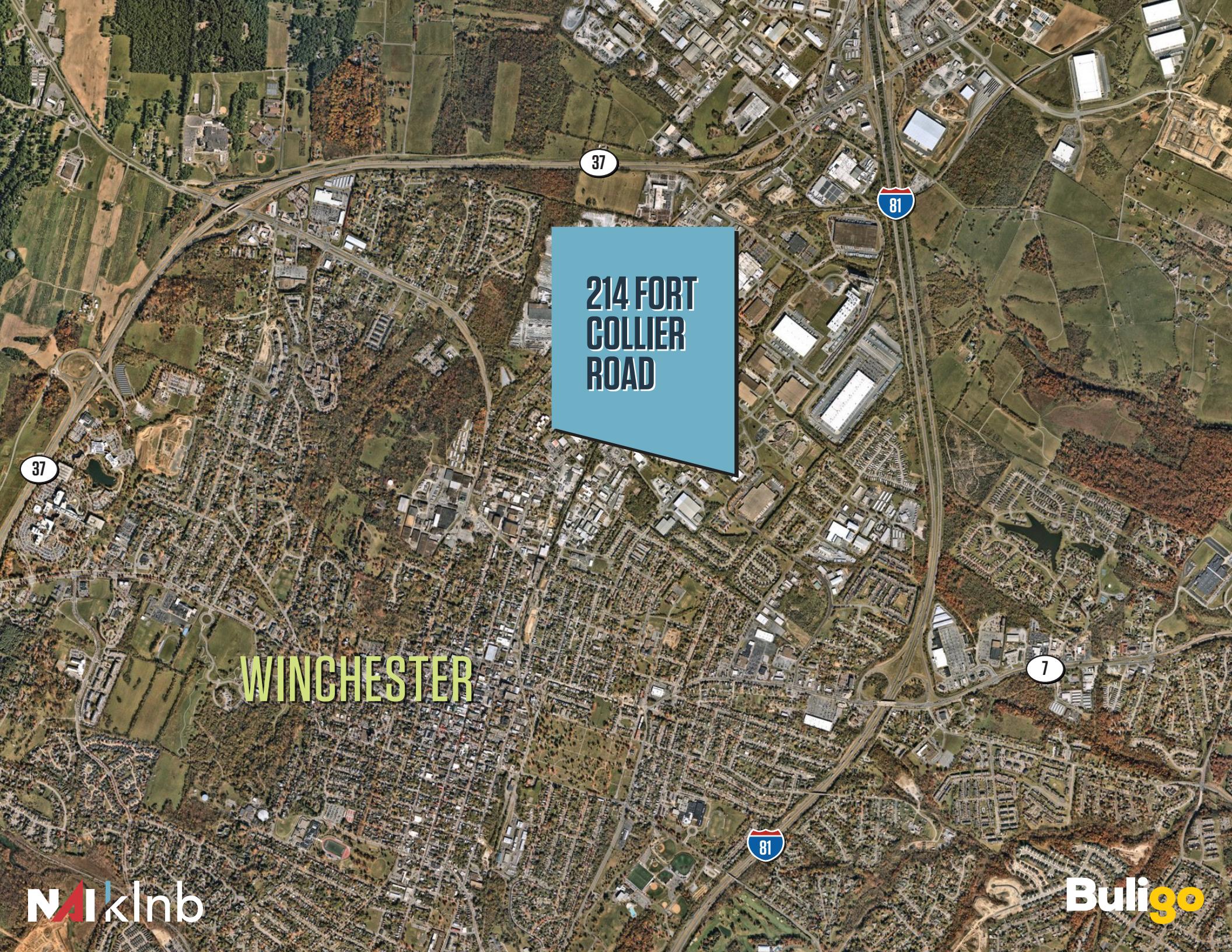
5,535 SF
AVAILABLE

SUITE U



LOCATION OVERVIEW





WINCHESTER

214 FORT
COLLIER
ROAD

LABOR FORCE OVERVIEW

BUSINESS SUMMARY (2025)

10 Minute Drive 20 Minute Drive 30 Minute Drive

Total Employees

10 Minute Drive	20 Minute Drive	30 Minute Drive
18,009	53,948	89,762

Total Construction Businesses

10 Minute Drive	20 Minute Drive	30 Minute Drive
95 (6.1%)	339 (7.5%)	577 (7.8%)

Total Construction Employees

10 Minute Drive	20 Minute Drive	30 Minute Drive
621 (3.5%)	2,488 (4.6%)	3,757 (4.2%)

Total Manufacturing Businesses

10 Minute Drive	20 Minute Drive	30 Minute Drive
59 (3.8%)	171 (3.8%)	246 (3.3%)

Total Manufacturing Employees

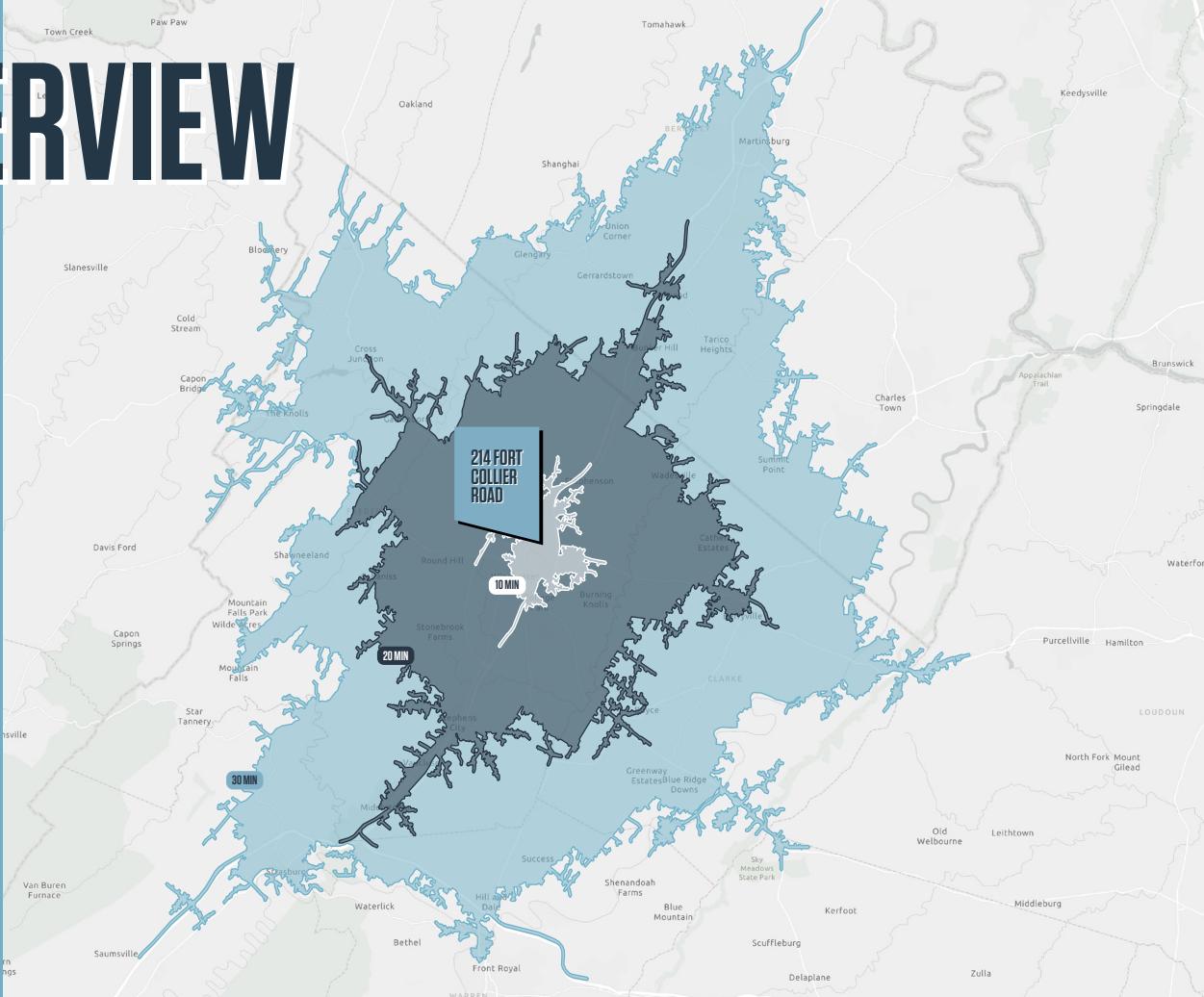
10 Minute Drive	20 Minute Drive	30 Minute Drive
2,239 (12.%)	6,294 (11.7%)	8,541 (9.5%)

Total Transportation and Warehousing Businesses

10 Minute Drive	20 Minute Drive	30 Minute Drive
29 (1.9%)	83 (1.8%)	138 (1.9%)

Total Transportation and Warehousing Employees

10 Minute Drive	20 Minute Drive	30 Minute Drive
416 (2.3%)	1,087 (2%)	1,835 (2%)



CIVILIAN LABOR FORCE PROFILE WITHIN A TEN MINUTE DRIVE (2025)

POPULATION (EMPLOYED) BY AGE GROUP

16-24	25-54	55-64	65+
4,566 (2,944)	12,180 (9,576)	3,213 (2,371)	4,923 (1,458)

LABOR FORCE BY INDUSTRY

Construction	Manufacturing	Wholesale Trade	Transportation/ Warehousing
1,427 (8.7%)	1,216 (7.4%)	203 (1.2%)	869 (5.3%)

BLUE COLLAR EMPLOYEES

3,825 (23.4%)



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FOR MORE INFORMATION, PLEASE CONTACT:

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